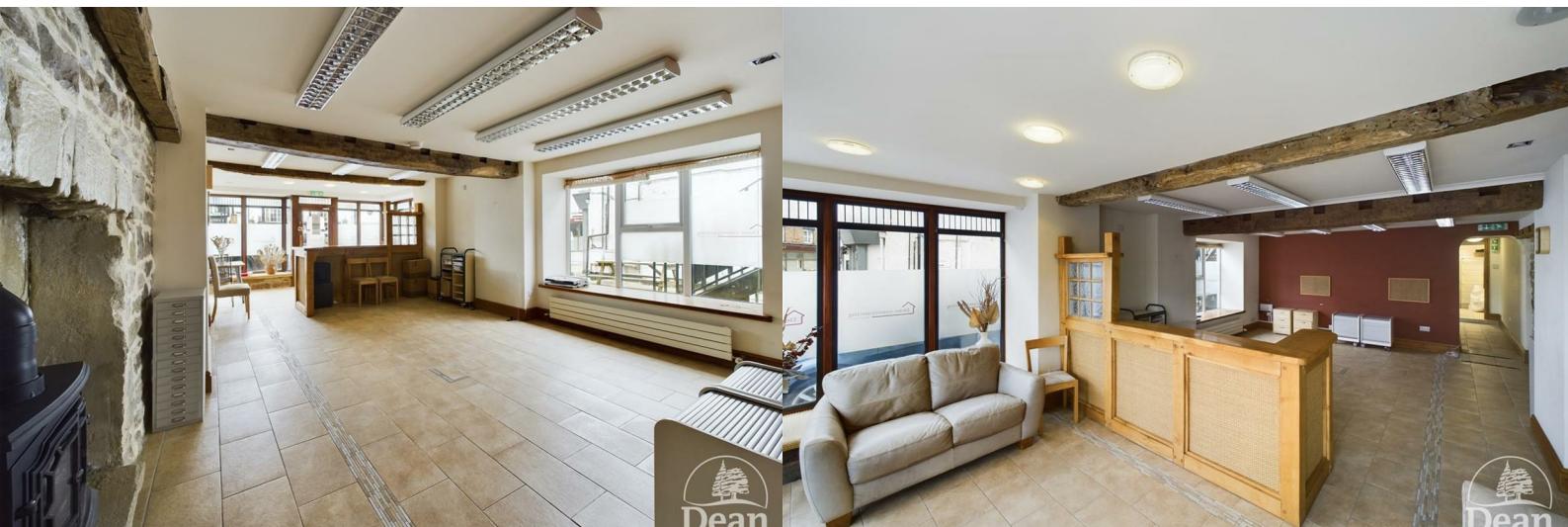




## 31 Market Place Coleford, Gloucestershire, GL16 8AA

Price Guide £350,000



Rarely available within Coleford Town Centre, this mixed-use commercial/residential investment offers modern ground floor offices with two self-contained apartments arranged over the first and second floors. Overall, the property generates rental income of just under £27,000 per annum.

To the rear is a separate garage/lock-up (not directly adjoining the main building), providing useful additional storage.

The ground floor office suite is well presented and comprises a modern reception/showroom featuring stone wall detailing and exposed beams, with an inner hallway leading to further accommodation including a private office, additional rear rooms, kitchen and W.C./rest room, plus a side entrance hall housing the boiler and staircase rising to the upper floors. The first-floor office area also includes a modern, spacious office. The commercial element is currently tenanted, achieving £1,000 PCM.

The two apartments to the upper floors are also currently tenanted, with long-standing occupiers, and historic rental income evidence available on request.

Apartment 31a (First Floor) – accessed separately and comprising lounge, kitchen, two bedrooms and bathroom. This apartment currently achieves £550.00 PCM.

Apartment 31b (Second Floor) – the larger of the two, refurbished while retaining period character, accessed separately and comprising lounge, kitchen and two bedrooms, both benefiting from en-suites. This apartment currently achieves £695.00 PCM.



Approached via front door into:

**Shop Space:**

Exposed stone fire place, windows to front and side, radiators, lighting, power, TV point.

**Downstairs Office:**

Window to side, radiator, power and lighting.

**Rear Lobby:**

Under stairs storage, radiator, power and lighting.

**Kitchen:**

A range of base and drawer units, plumbing for dishwasher, sink with drainer unit, window to side, door to rear courtyard garden, radiator, lighting, power.

**Cloakroom:**

W.C., pedestal sink, window to side, radiator, lighting.

**First Floor Landing:**

**First Floor Meeting Room:**

Double panelled radiator, windows to side and rear, power and lighting.

**31a Market Place**

Approached via an external staircase to the first floor enclosed landing area and door to 31a:

**Kitchen:**

Fitted kitchen comprising of base units, drawers, worktop surfaces, electric hob with extractor fan over, gas boiler, mains electric box, door to landing, door to shower room.

**Shower Room:**

W.C, wash hand basin and shower cubicle hosting a thermostatic shower, tiled floor, exposed ceiling beam, heated towel rail.

**Inner Hallway:**

Large L shaped hallway with storage cupboard, BT point, radiator.

**Lounge:**

UPVC double glazed window to side, exposed beam, radiators.

**Bedroom One:**

Front aspect sash window and radiator.

**Bedroom Two:**

Front aspect with radiator and sash window.

**31b Market Place**

Approached via an external staircase to the first floor enclosed lobby area. UPVC double glazed door to the Entrance Lobby:

### Entrance Lobby:

With stairs to the first floor, exposed ceiling beam.

### Landing:

With exposed beams, door to bedroom two and en-suite, radiator.

### Bedroom Two:

With Velux double glazed window, radiator.

### En-Suite:

W.C., wash hand basin, shower cubicle, Velux double glazed window.

### Kitchen:

Fitted modern kitchen comprising of base units with drawers, work surfaces, sink unit, wall mounted gas boiler, double glazed window, exposed ceiling and original roof

beams, smoke alarm, integral electric oven and hob, plumbing for washing machine, Velux to rear, radiator, door to utility cupboard.

### Inner Hallway:

Doors to bedroom one and lounge, radiator, thermostat for central heating system, access to loft space and smoke alarm.

### Bedroom One:

Window to side aspect, radiator.

### En-Suite:

W.C., wash hand basin, shower cubicle, heated towel rail, extractor fan, tiled flooring.

### Lounge:

Front aspect with twin windows, radiators, wall lights.



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## Road Map



## Hybrid Map



## Terrain Map



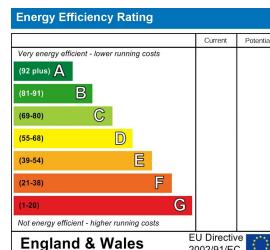
## Floor Plan



## Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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